



Order Filed on October 30, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

**RAS Citron, LLC**

Authorized Agent for Secured Creditor

130 Clinton Road, Lobby B, Suite 202

Fairfield, NJ 07004

Telephone: 973-575-0707

Facsimile: 973-404-8886

Kevin Buttery, Esq. (KB-3800)

In Re:

**Robert L. Franklin,**

**dba Casdaq, LLC**

**Debtor.**

Case No.: 17-21641-ABA

Chapter: 13

Hearing Date: October 30, 2018

Judge: Andrew B. Altenburg Jr.

Recommended Local Form:


☒ Followed

☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following page, is hereby **ORDERED**.

**DATED: October 30, 2018**

  
\_\_\_\_\_  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

Page 2

Debtors: Robert L. Franklin  
Case No.: 17-21641-ABA  
Caption of Order: **Order Vacating Stay**

---

Upon the motion of Federal National Mortgage Association, (“Secured Creditor”) under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor’s rights in regard to the following:

☒ Real property more fully described as:

Devils Hole Road & Route 940, Paradise, Pennsylvania 18326

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff’s sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff’s sale (purchaser’s assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtor(s) and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

Secured Creditor shall serve this Order on the Debtor(s), any trustee, and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Robert L. Franklin  
 Debtor

Case No. 17-21641-ABA  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Oct 30, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 01, 2018.

db +Robert L. Franklin, 204 E. Patcong Ave., Linwood, NJ 08221-2261

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 01, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 30, 2018 at the address(es) listed below:

Bruno Bellucci, III on behalf of Debtor Robert L. Franklin jkearney@belluccilaw.net,  
 bbellucci@belluccilaw.net, lcanizzaro@belluccilaw.net, kpalermo@belluccilaw.net,  
 ddillhoff@belluccilaw.net

Charles G. Wohlrab on behalf of Creditor WELLS FARGO BANK, N.A. cwohrlab@logs.com,  
 njbankruptcynotifications@logs.com

Denise E. Carlon on behalf of Creditor M&T BANK dcarlon@kmlawgroup.com,  
 bkgroup@kmlawgroup.com

Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com

Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,  
 summarymail@standingtrustee.com

Isabel C. Balboa on behalf of U.S. Trustee U.S. Trustee ecfmail@standingtrustee.com,  
 summarymail@standingtrustee.com

John R. Morton, Jr. on behalf of Creditor Ally Financial ecfmail@mortoncraig.com,  
 mortoncraigecf@gmail.com

Kevin Gordon McDonald on behalf of Creditor M&T BANK kmcdonald@blankrome.com,  
 bkgroup@kmlawgroup.com

Kevin M. Buttery on behalf of Creditor Federal National Mortgage Association  
 bkyefile@rasflaw.com

R. A. Lebron on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION, as servicer for  
 MANUFACTURERS AND TRADERS TRUST COMPANY, A/K/A M&T BANK, SUCCESSOR BY MERGER WITH HUDSON CITY  
 SAVINGS BANK bankruptcy@feinsuch.com

R. A. Lebron on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION bankruptcy@feinsuch.com  
 Rebecca Ann Solarz on behalf of Creditor M&T BANK rsolarz@kmlawgroup.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

William E. Craig on behalf of Creditor Ally Financial mortoncraigecf@gmail.com,  
 mortoncraigecf@gmail.com

TOTAL: 14